

**SECRET**

UNITED STATES GOVERNMENT

*Memorandum*TO : Chief, SR/CA  
ATTN: [ ]

DATE: 28 DEC 1962

FROM : Chief, Safehouse Branch, RECD/OL

SUBJECT: Survey of New York City for Relocation of AEBEEHIVE

1. On 12 December 1962 a member of the Safehouse Branch visited New York City and made a preliminary survey of available real property in the borough of Manhattan for the possible relocation of the AEBEEHIVE offices.

2. The survey was confined to that area of lower Manhattan bounded on the north by 14th Street; on the east by Broadway; and on the south by Canal Street. This area is known as the "Printers and Publishers" section and is thought to be the most logical district for this relocation.

3. Preliminary information was received from a cleared real-estate contact who indicated that rental properties are available in lower Manhattan at a minimum price of approximately \$3.00 per square foot; but, there are few, if any, properties located in the Bronx.

4. The following properties are submitted for your consideration and comment:

a. [ ]

This property is a large industrial type building conveniently located near the Holland Tunnel and in the heart of the printing district. The second and third floors of this building are vacant with a gross floor space of approximately 19,000 square feet per floor, or approximately 17,000 useable space. The desired arrangement of individual offices could be accomplished with some alterations. If utilization of an entire floor is impossible, arrangements might be made to acquire part of the floor. Floor load is between 250-300 pounds per square foot.

One of the present tenants is the Social Security Adjudication Section of the U. S. Government and might be an undesirable feature.

DECLASSIFIED AND RELEASED BY  
CENTRAL INTELLIGENCE AGENCY  
SOURCE/METHOD/EXEMPTION 3020  
NAZI WAR CRIMES DISCLOSURE ACT  
DATE 2007

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GROUP 1 Excluded from automatic downgrading and declassification
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Price is \$1.80 per square foot (basic rent). With complete services the price would be approximately \$3.00 per square foot.

The agent to contact for additional information is:

Harry Rosemeyer  
74 Varick Street - WO 6-1530

b. ( )

This property is also in the printing district and entire floors or any parts thereof are available at approximately \$3.50 per square foot. However, it is felt that the property can be acquired at \$3.00 per square foot. Each floor has 36,000 square feet gross, but since the building is of steel construction there are no load-bearing walls; consequently, any present partitions can be removed very easily. The custom in New York is for the tenant to bear most of the expense of alterations.

The agent on this property is:

Loring Hewen  
William A. White & Son  
51 - 42nd Street - MU 2-2300

c. ( )

This building has available space up to 10,000 square feet.

The agent on this property is:

Jack Resnick  
40 Vanderbilt Avenue - MU 6-1313

d. ( )

This entire building is available - 110,000 square feet, but a single floor or 10,000 square feet can be rented at approximately \$1.50 (basic) per square foot. This price includes

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loading platform and self-service elevators; the costs of all other services would have to be borne by the tenant. These would include heat, light, janitor and maintenance and would increase the price to around \$3.00 per square foot.

The agent on this property is:

Earl Reiss, Inc.  
MU 7-5522

e. [ ]

Presently, there is only one tenant in this building, a publisher of paperbacks. The rental agent is on the premises.

f. There is a building at [ ]: The ground floor is vacant. This space is approximately 6,000 square feet but more may be available. It is presently divided into four offices. Price is \$2.67 per square foot.

The agent can be reached on MU 7-9100.

g. There is a large building at [ ] with space available. The following realtors were contacted and all had some space in lower Manhattan:

Office Space Specialists  
103 Park Avenue - MU 5-3733

This company handles more expensive properties although, from time to time, they have listings for less expensive properties.

Joseph F. Bernstein  
400 Park Avenue - PL 5-1100

Cushman & Wakefield, Inc.  
529 - Fifth Avenue

W. E. Dean & Company  
13 - S. Williams Street - WH 4-5535

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Glickman Corporation  
507 - Fifth Avenue - OX 7-8300

5. From our talks with the rental agents we surmised that most asking prices probably could be negotiated downward; however, some inquisitiveness was encountered which limited our effectiveness.

6. It is recommended that further activity requiring our assistance be conducted along with a member of AEBEEHIVE so that pertinent questions as to number of employees, amount of visitor traffic, types of equipment, floor load, etc., can be answered at the time of inquiry.

E - 1 - 3

Distribution:

- 0 & 1 - Addressee
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